

MINUTES
Planning and Zoning Commission & Architectural Board of Review
City of Willoughby Hills, Ohio

August 20, 2015

CALL TO ORDER 7:00 P.M

PRESENT: Chairman Christopher Smith, Vice Chairman John Lillich,
Mayor Robert Weger, Council Representative David Fiebig,
Joseph Zawatski, Jonathon Irvine and Michael Tyler

ALSO PRESENT: Building Commissioner Fred Wyss, City Engineer Pietro DiFranco,
BZA Rep Frank Cihula and Clerk Katherine Lloyd

Correspondence:

- Letter dated 8/1/15 from Willoughby Hills Board of Building & Zoning Appeals to Michael Faralli RE: Case 2015- 2804 S.O.M. Center Rd. - sent again to corrected address.
- Memo dated 8/14/15/15 from Kevin Trepal, Asst. City Engineer to Planning & Zoning Commission & Architectural Board of Review RE: 2366 Rivers Edge Dr.
(PPN 31-A-017-C-00-007-0)

Disposition of Minutes

Meeting of August 6, 2015

Correction by Mr. Lillich to Unfinished Business: Mr. Perrino planted 3 maple trees. The rest of the trees are Chinese Elm.

MOTION: Joseph Zawatski moved to approve the Minutes of August 6, 2015 as corrected.
Seconded by Michael Tyler
Roll call: 6 Ayes and 1 Abstention (Tyler)
Motion passes 7/0.

ARCHITECTURAL BOARD OF REVIEW

Public Portion opened at 7:02 P.M.

No Public input

Public Portion closed at 7:02 P.M.

1.) David & Shenlee Luketic

Contractor: Joe Grcar, Handcrafted Homes

2366 Rivers Edge – New Home – PPN 31-A-017-C-00-007-0

Plans stamped received in Building Department 8/7/2015

Plans stamped reviewed by Building Department 8/13/2015

Plans reviewed by City Engineer 8/14/2015

Present: Dave Luketic (home owner) and Joe Grcar (builder)

Owner/Representative Comments:

It will be a 4000 square foot traditional red brick colonial home using neutral earth tone colors.

It will have clay siding, white windows with 2 1/2 -3 inch trim, weathered wood shingles by Landmark. Shake will be a similar color. (Samples shown).

City Engineer's Comments (DiFranco):

- Memo dated 8/14/15/15 from Kevin Trepal, Asst. City Engineer to Planning & Zoning Commission & Architectural Board of Review RE: 2366 Rivers Edge Dr. (PPN 31-A-017-C-00-007-0)
- They need to get approvals from the Lake County Board of Soil and Water and Board of Health for the septic. *We already have the water but not the septic.*

Board Comments

(Lillich) The drawings should show the 3-inch window trim as described. *Okay.* They will be trimmed all the way around the house? *Yes.*

MOTION: John Lillich moved to approve the plans for the New Home at 2366 Rivers Edge, as submitted noting that the windows will be trimmed out all the way around the house.
Seconded by David Fiebig
Voice Vote: Ayes Unanimous
Motion Passes 7/0

2.) Dave Levereaux

Contractor: Great Lakes Construction

29122 Eddy Rd – Sunroom Addition - PPN 31-A-008-E-00-008-0

Plans stamped received in Building Department 8/14/2015

Plans reviewed by Building Department 8/17/2015

Present: Mark Patrick, Great Lakes Construction

Owner/Representative Comments:

This is a 3-season room being constructed over the existing deck. Posts are being replaced. Decking will be replaced and the floor joists will be added to every other joist to strengthen it. Walls will have pockets in the walls of the house with jacks under each one. It will have peel-and-stick roofing. WenCore windows with preformed brick molding and smooth white siding will match house. There will be coil wrap on the overhangs. Gutters will be tied to downspout on the existing roof. Photos of house were circulated.

City Engineer's Comments (DiFranco):

None

Board Comments

(Smith) Mr. Wyss, are you comfortable with enforcing the project with these drawings?

(Wyss) My main concern was the structural aspect of the project. He has upgraded his first submittal to reflect details of the current Code. Those specifications are now being met. He had some height issues but he changed the overhang and the height of the windows. What he is doing is depicted in the wording despite the graphic standards.

(Fiebig) You want the room to tie in and look like the existing house? *Correct.*

(Tyler) Will you have electrical on the porch? *No, he may consider it and finishing the inside.* Will the dry wrap be extended? *Yes.*

MOTION: David Fiebig moved to approve the Sunroom Addition at 29122 Eddy Rd as submitted.
Seconded by Joseph Zawatski
Voice Vote: Ayes Unanimous
Motion Passes 7/0

PLANNING COMMISSION

Public Portion opened at 7:14 P.M.

None

Public Portion closed at 7:14 P.M.

1.) Erin E. Holton

Contractor: Same

2506 Chagrin Dr. – Protected Area Review – PPN 31-A-010-B-00-035-0

Plans stamped received in Building Department 8/4/2015

Plans reviewed by Building Department 8/14/2015

Present: Building Commission Fred Wyss for the home owner, Eric Holden

(Smith) this is the first hearing for Eric Holden, 2506 Chagrin Drive.

Owner/Representative Comments:

- The applicant has proposed a 96 square foot shed in the Floodway. It is 4 square feet less than the 100 square foot structures permitted by FEMA guidance for 'no impact' development. The FEMA Guidance from 1973 is still in force. It is in a Protected Area. The City Engineer feels that we need to enforce the Code.
 - The shed will be built from scratch. It will be anchored to the concrete supports which will be in the ground. The 8-foot side will be perpendicular to the floodway.
 - The applicant determined the placement of the shed based on his statement that the neighbor's shed is encroaching on his property line. Having this shed behind the house will not disrupt his view.
 - FEMA does not want 'tandeming' of accessory structures in order to allow more water flow. The neighbor's shed is close to the house. This shed will be located back as far as possible.
 - Nothing is designed as 'break-away'. 2 flood openings will be required.
- Mr. Wyss also asks that, in the future, following this review, if there are any more sheds that are 100 square feet or less, the Building Commissioner would be permitted to review them as Minor Alterations, which is similar to what was done with the Stratford Place decks. If this is a waiver-able project for a Protected Area, then all sheds should be treated the same as long as they fall under FEMA guidance. FEMA will be the guide for all reviews. This request is specific to the Protected Area and Floodway.
 - People are building sheds without permission. These will also need to be addressed.
 - Number of sheds anticipated for consideration is unknown.
 - Cost of review fees for the applicant is a great concern: application fee, PCABR, Protected Area, Zoning Review and Engineering.
 - Section 1167 of the Code states that the Engineering fee can be what is "deemed appropriate" by the Zoning Administrator or the Engineer. This is different from usual fee schedule.

City Engineer's Comments (DiFranco):

- I just received this project tonight and have not had time to review it in order to make an opinion.
- Cost of a review: Applicant makes \$1000.00 deposit. They get back what is not used.

Board Comments

- **Protected Area discussion:**
 - The shed will be anchored to and framed onto solid concrete piers. It cannot be seen from Chagrin Drive.
 - The homeowner should be present for the Review.
 - The Engineer needs time to review the plans. The Board needs his thoughts.

- Cost to homeowner and the extent of review needs to be resolved.
- Minor Alteration: Following extensive discussion, the Board decided to postpone a decision to allow more time for review.

MOTION: Michael Tyler moved to postpone the Protected Area Review at 2506 Chagrin Dr. for two weeks.
Seconded by John Lillich
Voice Vote: Ayes Unanimous
Motion Passes 7/0

UNFINISHED BUSINESS

None

NEW BUSINESS

None

MAYOR'S REPORT

- The school zone on Chardon Road will get flashers on the sign with timers and solar powered LED lights. It will reduce confusion about timing of speed limits.
- Dunkin Donuts hopes to open the 2nd week in September.

COUNCIL REPRESENTATIVE'S REPORT (Fiebig)

None

BUILDING COMMISSIONER'S REPORT

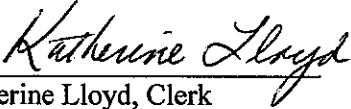
Just completed presentation for Flood Plain conference next week. In the course of my research, I saw the rules change all the time. Implementation of rules by different agencies has not always been congruent. Currently, the Lake MetroParks is trying to restore the floodplain despite addition of the Rt. 6. Bridge.

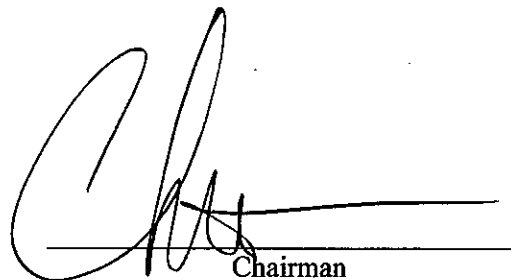
CHAIRMAN'S REPORT

None

MOTION: John Lillich moved to adjourn
Voice Vote: Ayes Unanimous
Motion Passes 7/0

Meeting Adjourned at 7:49 P.M.


Katherine Lloyd, Clerk


Chairman

Date Approved 9/3/2015